

File

COMMONWEALTH OF PENNSYLVANIA

Department of Environmental Protection

February 6, 2002

610-832-5949

**SUBJECT:** ECP – Land Recycling Program  
Act 2 Technical Memo Summary  
Transit America, Inc.  
One Red Lion Road  
City of Philadelphia  
Lower Moreland Township

1-51-0-27116  
Philadelphia and Montgomery

**TO:** File

**FROM:** Sarah Pantelidou, P.G.  
Licensed Professional Geologist *Slp*  
via

Robert Day-Lewis  
Chief, Special Projects

**Property Owner Name and Address:** The Budd Company, 3155 West Big Beaver Road, Box 2601,  
Troy MI 48084

**Act 2 Standard(s) Obtained:** ~~Site Specific Standard for Groundwater~~

**Property Size:** 214 acres

**Project Site History:** Site manufactured aircraft, automobiles and rail transit vehicles. Site has been redeveloped into a golf course.

**Site Findings:** Groundwater at the site was impacted by manufacturing operations. Solvents were present in groundwater at levels exceeding Statewide Health Standards. A groundwater extraction and treatment program was in operation at the site for years. Several private wells along Pine Road were closed and the houses connected to public water.

Attainment of a Site Specific Standard was made by pathway elimination. The site demonstrated attainment of a Site Specific Standard for heavy metals, organics and polychlorinated biphenyls. Please refer to the Act 2 approval letter of March 10, 2000 for a complete list of compounds meeting an Act 2 Site-Specific Standard for groundwater.

**Site Cleanup History:**

- NIR Receipt Date: 12/1/97
- Cleanup Start Date: 1987
- Jobs Created: unknown
- Cleanup Completion Date: September, 2000

February 6, 2002

- Estimated Cost of Cleanup: \$30 million, at least
- Cleanup Involved: groundwater sampling and analysis, groundwater extraction and treatment, soil vapor extraction, removal and disposal of contaminated soil, closure of underground storage tanks and disposal pits, encapsulation of contaminated soils.
- Future Use: 18-hole public golf course

**Discussion of Cleanup Involved and Demonstration of Attainment:** As noted above, ~~PCBs~~, organic compounds and heavy metals ~~in groundwater at the site met an Act 2 Site-Specific Standard. The attainment was made using pathway elimination; groundwater should not be extracted at the site without appropriate treatment.~~ Private wells along Pine Road were closed and the houses connected to public water. The entire area is now served by public water.

**DEP Final Action Approval Letter:** Approval Letters March 10 and September 8, 2000

**DEP Contact:** Sarah Pantelidou  
Southeast Regional Office

**PHONE:** 610-832-6164

**Site Contact:** Tom Nowlan P.E.  
O'Brien & Gere, Inc.

**PHONE:** 215-628-9100

cc: CRC w/Report Summary and Final Letter  
RCSOB LRP w/Report Summary and Final Letter  
Re 10 (WI')



Pennsylvania Department of Environmental Protection

Lee Park, Suite 6010  
555 North Lane  
Conshohocken, PA 19428  
September 8, 2000

**Southeast Regional Office**

610-832-5949

Fax 610-832-6143

Mr. Robert S. Hyams  
Site Manager  
Transit America, Inc.  
One Red Lion Road  
Philadelphia, PA 19115

COPY

Re: Act 2 – Approval of Report  
ID No. 1-51-0-27116  
Transit America, Inc.  
City of Philadelphia

Dear Mr. Hyams:

Please be advised that the Final Report titled "Supplemental Groundwater Final Report for the Transit America, Inc. Red Lion Road Facility" has been approved by the Department of Environmental Protection, in accordance with the provisions of the Land Recycling and Environmental Remediation Standards Act (Act 2). The liability protections for attainment of the selected cleanup standard are set forth in Chapter 5 of Act 2.

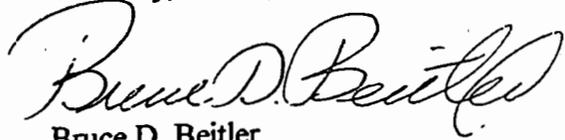
The Supplemental Final Report, in conjunction with the previously approved Final Report dated December 17, 1999, demonstrates attainment of an Act 2 standard for groundwater at this site. The facility has attained a residential Site-Specific Standard for the compounds listed on page 49 of the December 17, 1999 "Ground Water Final Report for the Transit America, Inc. Red Lion Road Facility" for the portion of the site along Red Lion Road in Philadelphia County, as shown in Figure 2 of the Supplemental Final Report.

This approval in no way replaces the need to obtain local zoning and land use approvals for future proposed development.

Thank you for your cooperation in working with the Department in the remediation of this site. If you need any additional information regarding this matter, please contact us.

SEP 10 2000

Sincerely,



Bruce D. Beitler  
Regional Manager  
Environmental Cleanup

cc: Mr. Day-Lewis  
Mr. Reyda  
Ms. Pantelidou  
Ms. Tremont  
Ms. Fries  
Mr. Hess  
Mr. Fidler  
Ms. Thompson  
Lower Moreland Township  
Philadelphia Health Department  
Philadelphia Department of Licenses and Inspections  
Montgomery County Health Department  
Mr. Nowlan - O'Brien and Gere  
Mr. Gold - Manko, Gold and Katcher  
Ms. Berke - The Budd Company  
Regional File  
Re 30 (SLP)

COMMONWEALTH OF PENNSYLVANIA

Department of Environmental Protection

August 14, 2000

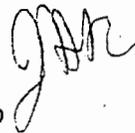
610-832-5949

**SUBJECT:** ECP – Land Recycling Program  
Act 2 Technical Memo Summary  
Transit America, Inc.  
One Red Lion Road  
300 Red Lion Road  
City of Philadelphia  
Lower Moreland Township

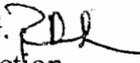
1-51-0-27116  
Philadelphia and Montgomery

**TO:** File

**FROM:** John Alex Reyda  
Soil Scientist 2  
Environmental Cleanup  
via



Robert E. Day-Lewis, P.G.  
Chief, Special Projects Section  
Environmental Cleanup



**Property Owner Name and Address:** The Budd Company  
3155 West Big Beaver Road  
Box 2601  
Troy, MI 48084

**Act 2 Standard(s) Obtained:** Residential Statewide Health, Non-Residential  
Statewide Health, Site-Specific Standard  
ALL SOILS

**Property Size:** 214 Acres

**Project Site History:** The western one-quarter of the 214-acre property lies in Lower Moreland Township, Montgomery County, and the eastern three-quarters lie in the City of Philadelphia, Philadelphia County. The site was first developed for manufacturing during World War II to produce aircraft parts and to assemble military cargo airplanes for the U. S. Government. At the end of World War II, the facilities were converted to manufacture passenger railroad cars. In 1950, automotive chassis manufacturing was added.

For 44 years, the Red Lion Road facility was a vital part of the local and regional economy. At its peak, more than 2,000 workers were employed at the plant. Over 12,000 rail transit vehicles were designed and manufactured at the facility, the last being in April 1987, when international competition forced the facility to close.

The site is relatively flat. 57 of the 214 acres are either paved, under roof, or occupied by rail spurs. The majority of the remaining 157 acres is covered by grasses. The dominant, and most prominent, structures on the property are the 27 acre (1.2 million square feet) concrete Main Assembly Building and the five-acre cinder block and steel Chevrolet Building.

**Site Findings:** After the cessation of manufacturing in 1987, and with no viable future manufacturing prospects, Transit America began a voluntary assessment of the property to determine current environmental conditions. This comprehensive three-year environmental assessment was completed in late 1989. Voluntary remedial actions proceeded at that time under PADEP's oversight. More than 8,000 samples from soil, groundwater, stormwater and building structures were collected at the site and analyzed for substances of environmental concern.

The results of the three-year (EA) indicated that 2 primary groups of regulated substances were present on the property, - PCB's and VOC's. PCB's were found at the site in surface and subsurface soils and on interior surfaces of some former manufacturing building. VOC's were identified in groundwater and below ground disposal areas. The risk assessment completed at that time concludes that human health risks were within EPA's acceptable risk range.

In response to the discovery of these regulated substances, Transit America implemented a series of phased, voluntary environmental remedial actions which have, in substantial degree, remediated regulated substances in soil and groundwater, and on the interior surfaces of some former manufacturing buildings.

Major remedial actions performed include:

1. A groundwater investigation and remediation program which involved the installation of 80 groundwater monitoring wells and 13 groundwater extraction wells, approved by DEP, was initiated to establish on-side hydraulic control of the 5 groundwater plumes.
2. 14 UST's were either closed-in-place, or removal and off-site disposal. These activities were reported to and approved by DEP. The tanks had been used for the storage of paints and petroleum products.
3. A Soil Vapor Extraction ("SVE") program, approved by DEP was implemented. VOC's were removed from soil in 6 former subsurface disposal areas and 2 former UST areas.
4. A soil removal program resulted in the remediation of surface soils (to a depth of 18 inches) from 22 localized areas on the property which had contained PCB's at levels greater than 1,000 ppm. Clean Fill was used to replace the excavated soils. A total of 1,640 cubic yards of soil and debris were removed and property disposed of off-site.
5. The Main Assembly Building was decontaminated included asbestos abatement, removal of interior non-concrete material and high pressure water washing of interior surfaces. Transit America also decontaminated open press pits and several conveyor tunnels beneath the concrete floor slab of the Main Assembly Building.

**Site Cleanup History:**

- NIR Receipt Date: December 1, 1997
- Cleanup Start Date: 1987
- Jobs Created: Unknown
- Cleanup Completion Date: June 2000
- Estimated Cost of Cleanup: greater than 30 Million Dollars
- Cleanup Involved: Removal and disposal of contaminated media, via groundwater extraction, soil vapor extraction, closure of UST's and disposal pits, and encapsulation of contaminated soils.
- Future Use: To become a 18-Hole Public Golf Course to be open in 2001.

**Discussion of Cleanup Involved and Demonstration of Attainment:** The major constituent of concern on the site was PCB's. A risk assessment was conducted using golf course maintenance worker assumptions for the human health exposure scenario. PCB's remaining in subsurface soils on the property are unavailable for direct contact. PCB's in subsurface soils do not pose a migration threat and PCB volatilization from subsurface soils is insignificant. VOC's in subsurface soils have been reduced to low levels by successful application of the soil vapor extraction remedial actions. PCB's and VOC's have met the site-specific Standard and the appropriate deed acknowledgements will be noted. Small pockets of metals meet the Non-Residential, Site-Specific or Residential Standards for all soil locations and are fully mapped and identified in the Final Report.

The bordering area along Red Lion Road and Pine Street have met the Residential Statewide Health Standard for soil as with the parking lot area across Red Lion Road.

A proactive approach was taken by Transit America with the local community, municipalities, neighbors and DEP. The overall cost included remediation, demolition and developing an 18-hole golf course will exceed 32 million dollars. All costs paid by the Budd Company, parent company of Transit America.

The Site Characterization, Risk Assessment, Cleanup Plan, Ecological Report and Final Report met the requirements of Act 2. Checklists were completed, summary reports, NIR and public notifications met the Act 2 administrative requirements, Relief of Liability granted for VOC's, SVOC's, PCB's, pesticides and metals. Standards met include a combination of Residential Statewide Health, Non Residential Statewide Health and Site-Specific Standard for soils. This memo only addresses the report submitted for Soil. The Groundwater Final Report addressed elsewhere in the Transit America Act 2 file.

August 14, 2000

DEP Final Action Approval/Disapproval Letter:

08-14-00 (SOILS)

**DEP Contact:** John Alex Reyda  
Soil Scientist 2  
Environmental Cleanup  
Southeast Regional Office

**PHONE:** 610-832-5927

**Site Contact:** Thomas A. Nowlan, P.E.  
Senior Project Engineer  
O'Brien & Gere Engineers, Inc.  
1777 Sentry Parkway West  
Gwynedd Hall, Suite 302  
Blue Bell, PA 19422

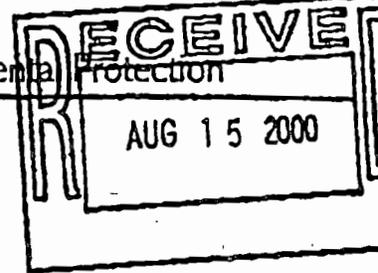
**PHONE:** 215-628-9100

cc: CRC w/Report Summary and Final Letter  
RCSOB LRP w/Report Summary and Final Letter  
Re 30 (GJE00)223-2



Pennsylvania Department of Environmental Protection

Lee Park, Suite 6010  
555 North Lane  
Conshohocken, PA 19428  
August 14, 2000



**Southeast Regional Office**

Mr. Robert S. Hyams  
Site Manager  
Transit America, Inc.  
One Red Lion Road  
Philadelphia, PA 19115

**COPY**

610-832-5949  
Fax 610-832-6143

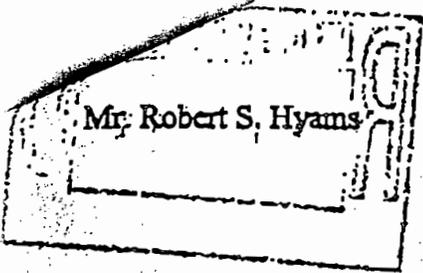
Re: ECP-Special Projects-Act 2  
Transit America  
ID No. 1-51-0-27116  
One Red Lion Road  
City of Philadelphia

Dear Mr. Hyams:

The Department of Environmental Protection (DEP) has completed the review of the report titled "Final Report for Soils for the Transit America Inc., Red Lion Road Facility," dated June 2000. The report was prepared by O'Brien & Gere Engineers, Inc. The report was submitted to DEP in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2). The June 2000 report constitutes a "Final Report" as defined in Chapter 3, Sections 303 and 304 of Act 2.

The Final Report documents the remedial measures undertaken on this former 214-acre industrial property. Remediation of the property was completed in accordance with the report titled, "Cleanup Plan for the Transit America, Inc., Red Lion Road Facility; Document 3," dated March 1998. The Cleanup Plan was approved by DEP on May 7, 1998.

Based upon the information submitted in the Final Report, DEP approves the report for soils which have been investigated, characterized and remediated. Volatile organic compounds (VOC's), semi-volatile organic compounds (SVOC's), polychlorinated biphenyls (PCB's), pesticides and inorganic compounds listed in Table I titled "Regulated Substances in Soil Meeting Act 2 Standards," dated June 9, 2000, meet the Residential, Non-Residential or Site Specific Standard as set forth in Figure 3 titled "Deed Restricted Areas for Soils; File No. 26216.001-14" also dated June 9, 2000 and incorporated in the June 2000 Final Report. Chapter 3, Section 303(g) and Section 304(m) requires a Deed Acknowledgement for areas of the property where attainment of the Non-Residential Statewide Health Standard and the Site-Specific Standard have been demonstrated. Chapter 5 Section 501 of the Act, provides liability protection to sites where attainment of cleanup standards are demonstrated.



Mr. Robert S. Hyams

August 14, 2000

Thank you for your cooperation in working with DEP in the remediation of this site. This has been a very interesting and rewarding case. Together, Transit America and the Department have succeeded in transforming a site with a long industrial history into a site with a bright future. If you need additional information regarding this matter, please contact the Environmental Cleanup Program.

Sincerely,

Bruce D. Beitler  
Regional Manager  
Environmental Cleanup

- cc: Mr. Day-Lewis
- Ms. Pantelidou
- Mr. Reyda
- Ms. Tremont
- Ms. Fries
- Mr. Hess
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- Mr. Nowlan - O'Brien and Gere
- Mr. Gold - Manko, Gold and Katcher
- Ms. Berke - The Budd Company
- Regional File
- Re 30 (GJE00)221-1